

\$299,000 - 808, 1188 3 Street Se, Calgary

MLS® #A2239713

\$299,000

1 Bedroom, 1.00 Bathroom, 519 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Enjoy upscale downtown living in this stylish 1-bedroom condo perched on the 8th floor of The Guardian, one of Calgary's most recognizable residential towers. Showcasing west-facing skyline views through expansive floor-to-ceiling windows, this home blends contemporary design with functional comfort. The open-concept layout features a modern kitchen with a centre island, quartz countertops and sleek cabinetry, perfect for everything from quick meals to evening entertaining. The bright living room opens to a generous balcony, creating a seamless flow between indoor and outdoor space. The bedroom offers full-height windows, a walk-through closet and convenient access to the well-appointed 4-piece bathroom. Stay cool with central air conditioning, enjoy the ease of in-suite laundry, and benefit from titled underground parking. This secure, amenity-rich building includes 24-hour concierge service, a state-of-the-art fitness centre, yoga room, workshop, lounge with TVs and kitchen and a landscaped rooftop terrace with BBQs, fire tables, and panoramic views. Located in the heart of Calgary's urban core, The Guardian puts you steps from the C-Train, Stampede Grounds, East Village, Repsol Centre, river pathways, and the restaurants, boutiques, and nightlife of 17th Avenue. Whether you're a professional, investor, or first-time buyer, this is your chance to own a sophisticated retreat in one of the city's most vibrant communities. (id:6289)



Built in 2016

Essential Information

Listing #	A2239713
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Square Footage	519
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	808, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Party Room, Recreation Centre
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground
View	View

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas In Floor Heating
Cooling	Central air conditioning
# of Stories	44

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete

Listing Details

Listing Office

eXp Realty



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